

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 15, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:05a.m. Chairperson Shultz adjourned the meeting at 7:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- not present for Item # 9,10,11,12, 16
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Mary Wright, Planning Department – present
Betsy McCullough, Planning Department-present
Mike Westlake, Development Services-present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
T.J. Barnes, International Association for the Hearing Challenged, spoke on the ADA requirements and presented a proposal for Building Planning for Equal Access for Hearing Aid Wearers and Cochlear Implant Recipients' Compliance.

ITEM 2: **REQUESTS FOR CONTINUANCE:**
Item No. 8 was withdrawn. Item No. 14 was continued to July 20.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
10, 11, 15, 17, 18, 19, 20, 22, 23, 24, 25 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
Bill Anderson announced the APA award winners.

Dan Joyce and Bob Manis briefed the commission the Condo Conversion appeals and revisions to the Condo Conversion Ordinance, which was at City Council last week.

ITEM -5: **COMMISSION COMMENT:**
Chairperson Schultz spoke of his recent experience with Public Transportation.

ITEM-7 *Workshop: Information item only*

GENERAL PLAN UPDATE - WORKSHOP

Nancy Bragado and the General Plan staff presented Report No. PC-06-149 to the Planning Commission.

Workshop was given.

ITEM-8: ***Continued from March 30, April 13, May 18, and May 25, 2006:***

2711 MANOS TENTATIVE MAP- PROJECT NO. 80233

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMEDATION AS OUTLINED IN REPORT PC-06-103WITH THE ADDITIONAL CONDITIONS;

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE

STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 7-0. Resolution No. 4061-PC

ITEM-9: *Continued from April 13, and May 25, 2006*

4140 38th STREET TENTATIVE MAP- PROJECT NO. 81036

Renee Mezo gave a brief update since the item was last heard.

Speaker slip submitted in favor by Jeremy Cowan

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-099 TO THE PLANNING COMMISSION, WITH THE ADDITIONAL CONDITIONS; PLANNING COMMISSION EXECPT THE LIST OF PROPOSED IMPROVEMENTS PRESENTED ALONG WITH THE FOLLOW:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 4062 -PC.

ITEM-10: *Continued from May 18, 2006:*

***SCRIPPS WISTERIA-EXPEDITE PROGRAM – PROJECT NO. 53037**

Speaker slip submitted in favor by Jeff Chine.

Speaker slip submitted in opposition by Craig Jones, Tamara Silverstein, Dave Berry, Kristin Erickson, Bill Crooks, Lucila Hoge, Marian Marum.

Public Testimony was closed.

COMMISSION ACTION:

Motion by Commissioner Chase to deny the project as presented by staff.

Motion fails for a lack of a second.

Motion by Commissioner Ontai to approve staff's recommendation as outlined in Report No. PC-06-146 to the Planning Commission. Second by Commissioner Otsuji

Fails by a 3-2 vote with Commissioners Steele recusing, Garica and Chase voting nay and Griswold not present.

This item trails to the July 20, 2006 for a vote by a full Commission no Public Testimony will be taken.

ITEM-11: *Appeal of A Hearing Officer Decision:*

***PACIFIC COAST OFFICE BUILDING– PROJECT NO. 54384**

Anne Jarque presented Report No. PC-06-194 to the Planning Commission.

Speaker slip submitted in favor of the project and denial of the appeal by Robert Vacchi, and Robert Pollock, Doug Childs, Kim Sheredy, and Marian Marum.

Speaker slip submitted in opposition of the project and in favor of the appeal by Randy Berman, Lynn Mullholland, Gail Thopsom, Ellen Shively, Jim Peugh, Phil Hart, Wayne Bamford, Jo-Ann Carini, and Joyce Neuse.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO DENY THE APPEAL AND APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-123 TO THE PLANNING COMMISSION. Second by Commissioner Ontai .

Passed by a 4-2 vote with Commissioners Chase, Garcia voting nay and Commissioner Griswold not present. Resolution No. 4048 -PC.

ITEM-12: ***LA JOLLA COMMONS - PROJECT NO. 79804**

Laura Black presented Report No. PC-06-165 to the Planning Commission

Speaker slip submitted in favor by Paul Twardowski, Sean Finnegan, Allenia Arquitectonica, and Michael Gagnet.

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Chase to approve the project with the addition of the four conditions requested by the University City Community Planning Group.

Motion fails for a lack of a second.

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-174 TO THE PLANNING COMMISSION; WITH THE APPLICANT PROVIDING 9 UNITS ON-SITE AT 100% AMI AND PAY 100% IN-LIEU FEE. Second by Commissioner Otsuji Passed by a 4-2 vote. Commissioners Chase, Chairperson Schultz voting nay and Commissioner Griswold not present. Resolution No. PC -4064.

ITEM-13: **4555 VANDEVER TENTATIVE MAP – PROJECT NO. 78951**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JULY 13, 2006, TO ALLOW THE APPLICANT MORE TIME TO PROVIDE MATERIAL NEEDED BY THE PLANNING COMMISSION. Second by Commissioner Griswold.

Passed by a 7-0.

ITEM-14: **3786 43RD STREET TENTATIVE MAP PROJECT NO. 86497**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-174FO THE PLANNING COMMISSION WITH THE ADDITIONAL CONDITIONS;

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PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 4065 -PC.

ITEM 15: **4757 A STREET TENTATIVE MAP – PROJECT NO. 78325**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-176FO THE PLANNING COMMISSION WITH THE ADDITIONAL CONDITIONS;

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PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE

OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 4066 -PC.

ITEM-16: **2201 GRAND TENTATIVE MAP – PROJECT NO. 76049**

Robert Korch presented Report No. PC-06-169 to the Planning Commission.

Speaker slip submitted in favor by Franklin Spees, and Mike Ebrahimi

COMMISSION ACTION:

MOTION BY COMMISSIONERCHASE TO DENY, BASED ON THE FINDING IN THE COASTAL DEVELOPMENT PERMIT; ENCROCHMENT INTO THE PUBLIC RIGHT-OF-WAY AND THE PARKING RATIO. Second by Commissioner Steele. Passed by a 6-0 vote with Chairperson Griswold not present. Resolution No. 4067-PC.

Chairperson Schultz adjourned the Planning Commission meeting at 7:10 pm.